Triple Point
Social Housing REIT plc

QUARTERLY FACTSHEET
30 June 2020

Triple Point Social Housing REIT plc - (the "Company" or "SOHO") invests in social housing assets in the UK, with a particular focus on Supported Housing.

INVESTMENT FEATURES

- Investment in a diversified portfolio of Social Housing with a focus on specialist Supported Housing
- Typically 20 years+ Index-linked leases with Approved Providers ("AP")
- APs are typically Housing Associations or Local Authorities or other regulated organisations in receipt of direct payment from local government
- SOHO has 100% ownership of property
- All assets benefit from long term Full Repairing and Insuring ("FRI") leases with Government backed funding for maintenance, upkeep and care costs
- No exposure to the provision of care which lies solely with the regulated AP
- Forward funding in order to access prime Social Housing stock being developed (provided an agreement for lease is in place and a coupon is receivable during construction) is capped at 20% of NAV at the time of entering into any new forward funding arrangement

COMPANY INFORMATION

LEI	213B00BERVBS2HFTBC58
Ticker	SOHO
ISIN	GB00BF0P7H59

KEY STATISTICS

Share price	98.00p[1]
Market cap	£343.9m[1,2]
IFRS NAV per share	105.34p[1]
EPRA NAV per share	105.34p[1]

KEY DATES

Financial Year End	31 December
Interim	30 June
Q1 2020 Ordinary Share Dividend Paid	26 June 2020
Q2 2020 Ordinary Share Dividend Paid	25 September 2020

DIRECTORS AND ADVISERS

Board of Directors (Non-Executive)
Chris Phillips (Chairman)
Ian Reeves CBE
Paul Oliver
Peter Coward
Tracey Fletcher-Ray

Investment Manager
Triple Point Investment Management LLP

Joint Financial Adviser
Akur Limited

Joint Financial Adviser and Corporate Broker
Stifel Nicolaus Europe Limited

Legal Adviser to the Company
Taylor Wessing LLP

Auditor and Reporting Accountant
BDO LLP

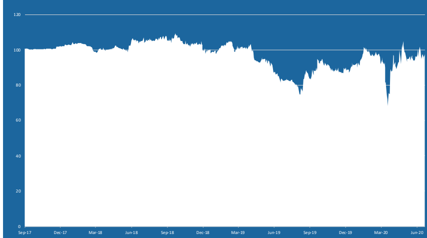
DIVIDEND PER ORDINARY SHARE

2.59P *(PAID IN RESPECT OF THE FINANCIAL YEAR)*

- 1.295 pence per Ordinary Share for the period from 1 January to 31 March 2020 paid in June 2020
- 1.295 pence per Ordinary Share for the period from 1 April to 30 June 2020 paid in September 2020

SOHO ORDINARY SHARE PRICE

8 August 2017 to 30 June 2020



KEY DEVELOPMENTS IN Q2 2020

07 May
Rental Receipt Update And NAV As at 31 MARCH 2020
100% of Q1 2020 rent was received
IFRS NAV per Share: 105.67p
Portfolio NAV per Share: 116.49p

14 May
Dividend Target Update
The Company is targeting an aggregate dividend of 5.18 pence per Ordinary Share in respect of the financial year ending 31 December 2020, an increase in line with February 2020 Consumer Price Index growth.

14 May
Dividend Declaration
The Company declared an interim dividend of 1.295 pence per Ordinary Share for the period from 1 January to 31 March 2020.

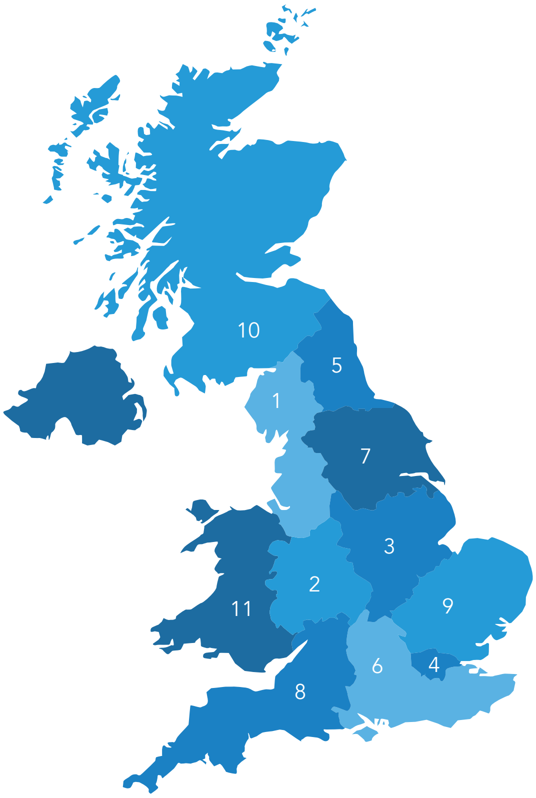
15 May
Broker Appointment
The Board announced it has appointed Stifel Nicolaus Europe Limited as sole corporate broker and joint financial adviser alongside Akur Limited.

08 June
Announced Acquisitions
Acquired 7 properties, comprising 40 units, for £7.6 million[3]

30 June
Rent Collection
The Company received 100% of rents due for H1 and continues to receive rents on a timely basis.

REFERENCES:
[1] As at 30 June 2020 (Audited, as appropriate)
[2] Excludes shares held in treasury (450,000) which do not carry any voting rights
[3] Cost excluding any acquisition costs

Since IPO in August 2017, the Company has acquired 404 Supported Housing properties (2,872 units) across the UK, for aggregate consideration of £459.9m (excluding purchase costs). These assets are leased to a variety of APs with a focus on Supported Housing for vulnerable adults with care and support needs.



PORTFOLIO SUMMARY

Key	Region	Properties	% of funds invested[5]
1	North West	91	21.1%
2	West Midlands	60	16.3%
3	East Midlands	53	13.5%
4	London	26	10.9%
5	North East	44	9.9%
6	South East	51	9.7%
7	Yorkshire	32	8.9%
8	South West	27	5.1%
9	East	16	3.3%
10	Scotland	2	0.7%
11	Wales	2	0.6%
Total		404	100.0

PORTFOLIO HIGHLIGHTS AS AT 30 JUNE 2020

£510.3m
IFRS Valuation

404
Properties with 2,872 units

316
Tenancies

18
Approved Providers

93
Care Providers

£28.0m[6]
Contracted Rental Income

25.4 years
Weighted Average Unexpired Lease Term

100%
Index-linked

REFERENCES:
[5] Funds invested include total funds committed to forward funding developments, including amounts not yet deployed, excluding purchase costs
[6] Excluding ongoing forward funding schemes that are under an agreement for lease


Riding Hill Gardens, Bradford


Riverway, Stafford


Lammas Road, Sutton-in-Ashfield

CONTACTS

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